



Connells

Summervale Road
Tunbridge Wells

Summervale Road Tunbridge Wells TN4 8JB

for sale offers in excess of
£485,000



Property Description

Nestled along the sought-after Summervale Road, this beautifully transformed home effortlessly blends contemporary style with the tranquillity of its idyllic countryside setting. Having undergone a comprehensive renovation by the current owner, the property has been finished to an exceptional standard, with virtually every aspect newly installed, creating a home that feels fresh, modern and ready to enjoy from day one.

Flooded with natural light and thoughtfully designed throughout, the accommodation comprises a welcoming entrance hall, elegant lounge, dining room, charming conservatory, convenient downstairs cloakroom, store and a stunning brand-new kitchen fitted with a range of quality integrated appliances.

Upstairs, three generous bedrooms, two benefiting from built-in wardrobes, are complemented by a beautifully appointed family bathroom, all finished with the same meticulous attention to detail found throughout the home.

The landscaped multi-level rear garden provides a wonderful haven for relaxation and entertaining, featuring raised flower beds, a lawned area, stylish porcelain-tiled patio, and newly installed fencing. To the front, a private driveway offers off-road parking for two vehicles and raised flower beds.

Enjoying delightful open-field views to the rear, yet within easy walking distance of the train station and local amenities, this exceptional home offers the perfect combination of modern comfort, countryside charm and turnkey convenience.

Ground Floor

Entrance Hall

Lounge

Kitchen/Breakfast Room

Dining Room

Conservatory

Downstairs Cloakroom

Store

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Front Garden

Rear Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Updates & Benefits

First Floor

- Entire first floor fully replastered and freshly decorated throughout.
- Recently installed carpets fitted throughout.
- Recently installed solid oak internal doors with matching oak frames.
- Completely renewed central heating system, including:
 - Recently installed boiler.
 - Recently installed radiators.
 - Recently installed LED downlights throughout.

Ground Floor

- Recently installed large-format porcelain floor tiles throughout the entire ground floor.

Rear Garden

- Recently installed timber fencing.
- Recently laid premium lawn.
- Recently installed porcelain patio.
- Bespoke timber retaining walls.
- Raised timber planters with recently installed planting.

Front Garden

- Recently landscaped planting beds and borders.
- Improved front approach, creating an attractive and welcoming first impression.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

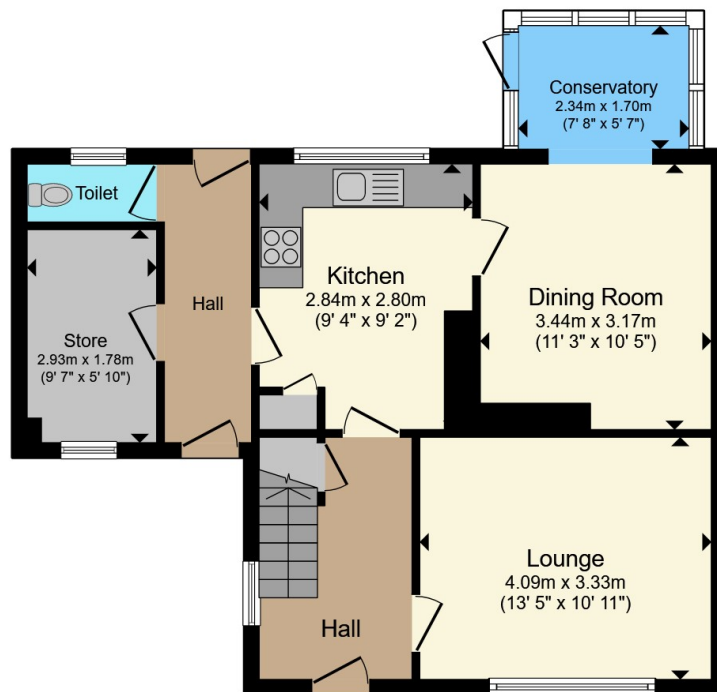
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

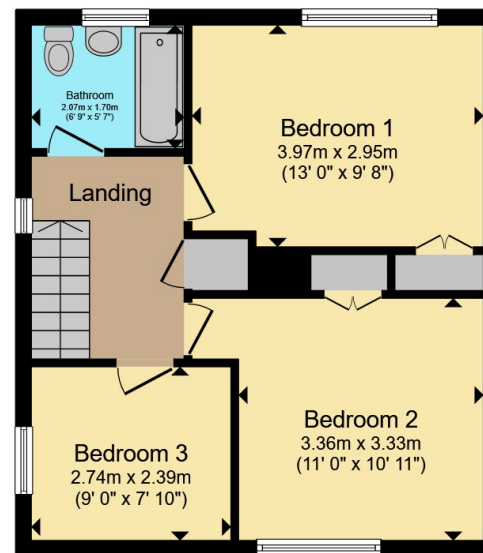








Ground Floor



First Floor

Total floor area 104.4 m² (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406970



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Property Ref: TWL406970 - 0003